



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN EXTENDED 3 BEDROOM FAMILY HOME
OVERLOOKING NORTHMOOR PARK.
SOME UPDATING REQUIRED - NO FORWARD CHAIN**



Trent Drive, Northmoor, Wareham BH20 4DF

PRICE £310,000

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

The property is set just outside of Wareham town centre with the train station being within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking & mountain biking on the Sika Trail. Wareham itself is a Saxon walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its quay, with further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum. There is also a popular market every Saturday on the Quay.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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The Property:

Set at the end of a cul de sac & overlooking the park, this family home was extended many years ago to create superb living accommodation.

The property is accessed via an opaque upvc double glazed front door leading through into an entrance porch which is useful for coats & shoes. It houses the boiler & meters & has a large upvc double glazed window overlooking the front garden.

The spacious living room has a upvc double glazed window overlooking the front garden. There are two radiators & stairs to the first-floor accommodation. A feature of the room is a fireplace with an inset gas fire.

An arch gives access into the kitchen which has a matching range of cupboards at base & eye level with drawers & display cupboards. A sink with a side drainer is set into the work surface which incorporates a breakfast bar & has splash back tiling. A four-ring gas hob is set into the work surface with an oven below & an extractor above. There is space & plumbing for a washing machine, space for an additional under the counter appliances & for an upright fridge/freezer.

The room opens out into the dining area which has upvc double glazed patio doors out to the rear garden with views of the park. The room has two radiators & an internal window into the living room.

Upstairs the landing has access to the loft via a hatch.

The master bedroom has a upvc double glazed window overlooking the front aspect with a radiator beneath. The room has a useful alcove ideal for wardrobes & a double door cupboard houses the hot water tank & slatted shelving.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with views of the park & a radiator beneath.

The third bedroom has a upvc double glazed window to the front aspect & a radiator.

The bathroom has a matching suite comprising of a wc, a wash hand basin & a bath with an electric shower over. There is splashback tiling surrounding the suite, an opaque upvc double glazed window to the rear aspect & a radiator with a towel rail above.

Garden

The front garden is laid to lawn with a path leading to the front door. The rear garden has a patio area abutting the property with the remainder laid to lawn with mature hedges to both sides. A gate gives access to the park.

Garage:

The property is conveyed with a garage in a block opposite the house with an up & over door.

Measurements:

Living Room	26' (8.01m) max x 17' (5.19m)
Kitchen	16'3" (4.95m) x 10'6" (3.21m)
Dining Room	16'3" (4.95m) x 10'6" (3.21m)
Bedroom 1	15' (4.58m) x 10'9" (3.29m)
Bedroom 2	10'10" (3.31m) x 10'9" (3.28m)
Bedroom 3	8'10" (2.70m) x 7'4" (2.24m)
Bathroom	7'1" (2.16m) x 5'10" (1.79m)

